

GALLATIN COUNTY PLANNING DEPARTMENT DEVELOPMENT REVIEW FEE SCHEDULE

Effective August 1, 2008

ZONING	
Land Use Permit (LUP)	The greater of \$250 or 1/4 of one percent (0.0025) of the market value of construction, excluding land cost
LUP – Minor (structure ≤120 SF and w/o permanent foundation) (agricultural structure conforming to Ag Structure Policy)	\$50
LUP – After-the-Fact	2 x LUP fee
LUP – revisit the site fee	\$100
LUP – changes to approved LUP	\$50
LUP – Site Plan Review (Minor or Major)	\$250
LUP – Temporary Structure	\$50
Conditional Use Permit (CUP) – Major	\$650
CUP – Minor (guest house, caretaker's house, home occupation or community residential facility)	\$350
CUP – Oil and gas applications (effective 11/14/02)	\$15,000
Variance – Single family residence	\$450
Variance – Other than single family residence	\$650
Planned Unit Development (PUD) – Main Review (incl. but not limited to Big Sky Master PUD and Donut Preliminary)	The greater of \$1,200 or \$600 + \$12 per unit*
PUD – Pre- and Post-Reviews (including but not limited to Concept, Pre-Application and Final)	\$350
Zone Map Amendment (ZMA)	\$700 + \$120 to update map
Zone Text Amendment (ZTA)	\$650
Policy Map Amendment (PMA) (Master/development plans)	\$2,500 (for one change) \$5,000 (for two+ changes)
Policy Text Amendment (PTA) (Master/development plans)	\$5,000
Cluster Review (Gallatin Canyon/Big Sky Zoning District)	\$300
Sign Permit	\$60
Master Signage Plan	\$250
Zoning Improvements Agreement	The greater of \$300 or 1/4 of one percent (0.0025) of the estimated value of improvements
Zoning Improvements Agreement – Extensions, Partial Reductions	\$600

* A “unit” is described as a residential lot, a commercial lot, a condominium, a townhouse, an individual recreational vehicle parking site or a mobile home “lot”.

SUBDIVISIONS	
Pre-application Review – Major, Minor, Subseq. Minor	\$250
Preliminary Plat Review – Minor	\$400 + \$35 per unit*
Preliminary Plat Review – Major or Subsequent Minor	\$1,000 + \$35 per unit*
Final Plat Review – Minor	\$200
Final Plat Review – Major or Subsequent Minor	\$400 + \$12 per unit*
Variance – Subdivision (per variance)	\$350
Waiver – Subdivision PUD (per waiver)	\$120
Extension of Preliminary Plat Approval	\$120
Change of Preliminary Plat Conditions – Simple	\$250
Change of Preliminary Plat Conditions – Complex (primary access, phasing or bonding)	\$400
Correction/Amendment/Vacation of Recorded Plat (other than subsequent subdivision)	\$175
Claim of Inaccurate or Incomplete Information (per the Administrative Provisions of the Gallatin County Subdivision Regulations)	\$350
Impact Fee Reduction (waivers/independent fee calculations)	\$300
Improvements Agreement	The greater of \$300 or one-quarter of one percent (0.0025) of the estimated value of improvements
Improvements Agreement – Extensions, Partial Reductions	\$600
Application for Subdivision Exemption Claim	\$200
FLOODPLAIN	
Small-Scale Project (covered by MOU between Gallatin Conservation District and Gallatin County) <i>MOU pending</i>	\$0
Small-Scale Project	\$250
Substantial Project	\$500
Large-Scale Project	\$1000
Third Party Review	\$75/hour
“After the Fact” Floodplain Application	2 x FP fee
Extension to Floodplain Permit	\$50
Floodplain Map Revision (LOMA or LOMR)	No Charge
Variance	\$500

FIRE PROTECTION REVIEW FEES	
Pre-application Review – Major, Minor, Subsequent Minor	\$100
Preliminary Plat Review – Minor	\$300
Preliminary Plat Review – Major or Subsequent Minor	\$500 + \$10 per unit**
Final Plat Review - Minor	\$100
Final Plat Review – Major or Subsequent Minor	\$150
Change of Preliminary Plat Conditions	\$200
Fire Protection Water Supply Testing (Payment Required at Final Plat)	\$300 + \$10 per hydrant
Fire Sprinkler System Plan Review & Testing (Payment Required at Final Plat)	\$200 per system

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PLANNING ADMINISTRATION FEES	
Request for Administrative Determination (zoning, subdivision, other)	\$100
Appeal of Administrative Determination	\$250
Request for Official Zoning Designation Determination	\$50
Traffic Impact Study (TIS) Peer Review	Fee to be determined at subdivision pre-application review or by council with Planning Department
Examination of Condominium Declaration	\$100
Certified Mail	\$12 per address